



GILSON GRAY

LAW • PROPERTY • FINANCE

101/1 MONTGOMERY STREET

Hillside, Edinburgh, EH7 5EY



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This ground-floor tenement flat offers a stylish two-bedroom home, within one of Edinburgh's most sought-after city postcodes. Located in desirable Hillside, the appealing traditional property is characterised by spacious classical interiors, sympathetic modern upgrades and delightful period charm, and further benefits from a private front garden, in addition to a well-maintained communal garden to the rear.

Accessed via a secure entry system, the flat opens into a high-ceilinged entrance hall, characterised by light, airy décor and rustic timber flooring, and accompanied by useful built-in storage. To the left of the hall, a living/dining room enjoys natural light from a tall, wood-panelled sash-and-case window, original working shutters and is further enhanced by a fireplace, flanked by an open Edinburgh Press, and elaborate cornicing. Tastefully styled, the spacious reception area provides a delightful setting for everyday living and entertaining, and conveniently flows into a kitchen. Modern and well-appointed, the kitchen provides a stylish and functional cooking zone, with plenty of cabinet storage and a generous expanse of workspace. Neighbouring each other at the opposite end of the home, two double bedrooms benefit from tranquil rear garden views and offer space for bedroom furnishings. Finally, an impressive modern shower room houses a large, recessed shower enclosure, a WC and a basin set into storage.

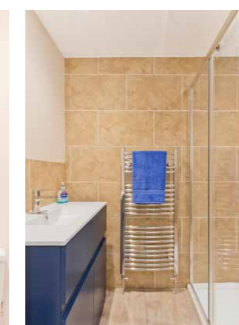
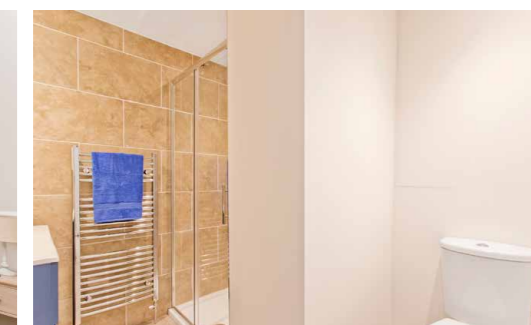
Externally, the flat enjoys a private, enclosed front garden, which is enviably southwest-facing, as well as access to a communal rear garden. Permit parking on Montgomery Street falls under Zone N1.

Extras: Integrated and freestanding appliances to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.



FEATURES

- Traditional ground-floor flat
- Sought-after city district
- Retained period features
- Secure entry system
- Entrance hall with storage
- Living/dining room
- Modern well-appointed kitchen
- Two double bedrooms
- Stylish contemporary shower room
- Southwest-facing private garden
- Communal rear garden
- Permit parking (Zone N1)



EPC RATING:

D

COUNCIL TAX BAND:

B

VIEWINGS

By appointment with Gilson Gray on 0131 516 5366

GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
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0131 516 5366

GLASGOW

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G2 2HQ
0141 530 2021

EAST LoTHIAN

33 Westgate
EH39 4AG
01620 893 481

DUNDEE

11 South TAY Street
DD1 1NU
01382 201 000

BORDERS

01890 880 008

HILLSIDE, EDINBURGH

Hillside enjoys a fantastic location in the bustling East End of Edinburgh, close to the city centre with its world-class attractions and shopping facilities. The area is a hub of lively eating and socialising spots and is jam-packed with great restaurants, traditional pubs and modern style bars. There is an excellent range of local amenities including various independent food stores, a variety of retail outlets, a Post Office, medical centre and banks, and within walking distance is Princes Street, offering a wealth of designer and High Street shops. Edinburgh's historic Old Town and New Town are within walking distance and the nearby Shore, with its range of fashionable cocktail bars, Michelin star restaurants and trendy bistros, is the ideal place to socialise. For picnics and tranquil walks the open spaces of Arthur's Seat, Holyrood Park and Calton Hill are all within easy reach and the nearby Omni Centre offers a range of entertainment and leisure activities including a multi-screen cinema, a gym and various restaurants. Many cultural activities are also on offer in the surrounding area including theatres, art galleries and museums. Hillside falls under the catchment area for good local schooling at primary and secondary level, while a number of the capital's independent schools are within easy reach. The area is well served by day and night buses with regular services to the city centre and is within walking distance to the tram line and Waverley Train Station, making commuting fast and convenient, no matter where you are travelling to.

